



TOWN OF TRURO

BOARD OF HEALTH

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BOARD OF HEALTH POLICY FLOOR PLANS

Adopted by a vote of the Truro Board of Health: May 7, 2013

Background:

The Truro Board of Health Regulations Section VI, Article 5(4) require floor plans be filed with the Truro Board of Health in order to make a determination as to bedroom count. The rationale behind Article 5(4) is that provisions of 310 CMR 15.000, State Environmental Code, Title 5 require that the septic system be designed and installed using design flows for the exact number of bedrooms that exist in a dwelling or dwellings.

The Board of Health has reviewed this article and have determined that this policy be put into effect. The intent of this policy is to establish guidelines on floor plans that are submitted with a disposal works construction permit for the upgrade of a non-conforming septic system* or an upgrade of a system installed under the 1978 iteration of Title 5. Floor plans are already required for a site and sewage plan that is designed for new construction.**

Accordingly, the Board of Health hereby adopts the following policy:

1. PREPARATION OF PLANS

Plans for every dwelling(s) shall be prepared as follows:

- a. Be clear, concise, legible and be of such size as to enable all information to be clearly shown. **No free hand drawings will be accepted.**
- b. Be accurately scaled (¼ inch to foot) showing all rooms (labeled) including, bathrooms, closets, basements, attic, storage areas etc.
- c. Be prepared by a designer, architect, registered professional engineer or registered professional sanitarian.

- d. Every floor plan submitted shall be dated and bear the signature and/or stamp of the professional preparing such floor plan.
- e. The floor plan may be included on a site and sewage plan designed by a Massachusetts Registered Professional Engineer or a Massachusetts Registered sanitarian when an upgrade is being proposed.
- f. In lieu of a prepared floor plan for an existing facility, the Health Agent or designee, upon request of the property owner, may conduct a walk thru to determine the room and bedroom count.

*** Truro Board of Health Regulation, Section VI, Article 1(4) Definitions: Nonconforming Septic System** shall mean any system which, when installed, did not comply with provisions of either the 1978 or 1995 iterations of Title 5, including cesspools and all similar systems in use prior to the adoption of the 1978 Code.

**** 310 CMR 15.002 Definitions: New Construction** - The construction of a new building for which an occupancy permit is required or an increase in the actual or design flow to any system or an increase in the actual or design flow to any nonconforming system or an increase in the design flow to any system above the existing approved capacity. New construction shall not include replacement or repair of a building in existence as of March 31, 1995 that has been totally or partially destroyed or demolished, provided there is no increase in design flow, no increase in design flow above the existing approved capacity to any system, no increase in the number of dwellings or dwelling units or no increase in the number of bedrooms in any dwelling or dwelling unit.